

**SAN DIEGUITO PLANNING GROUP**  
P. O. Box 2789, Rancho Santa Fe, California 92067

m/b 11/13  
**RECEIVED**  
NOV 12 2008

**MINUTES OF MEETING**

**NOVEMBER 6, 2008**

**San Diego County  
DEPT. OF PLANNING & LAND USE**

1. CALLED TO ORDER 7:14 P.M.  
PRESENT: McGee, Christenfeld, Schlosser, Jones, Marks, Epstein, Liska, Reed (left 7:48pm),  
Mecklenburg, Clotfelter  
ABSENT: Willis, Weinstein, Dill, Lemarie, Hickerson
2. AGENDA REVIEW
3. APPROVAL OF MINUTES: Oct. 23, 2008 [Circulated to Members During Meeting for initials]
4. OPEN FORUM:
  - A. Chaco Clotfelter recommended that Item G should be noted as Cielo Village, rather than Rancho Cielo
  - B. Jack McGee notes that there is notice for \$7.2Million available from CalTrans for hiking trails. Chair Marks requested that we **flag this item for future agenda item.**
5. GENERAL PLANNING ITEMS:
  - A. Notice Intent to Adopt Negative Declaration Zoning Ordinance Amendments [misc.]  
**Planner: Chaco Clotfelter 858-354-1821 remove from calendar. Heard last meeting**
  - B. **Community Plan updates: Elfin Forest/Harmony Grove, Del Dios** – update language for San Dieguito Community Plan Text. **POSTPONED TO 11-20-08**
  - C. Road Capital Improvement agenda list due to DPW; proposed use of transportation funds.  
**MOTION** by Bill Schlosser to have Chair submit draft letter, with proposed changes. Seconded: Christenfeld  
Ayes = 9                      nos = 0                      abstain = 0

**NOTICE: Rancho Santa Fe Roundabouts: Public Review for EIR though December 1, 2008. Matter will be set for hearing November 20. Draft EIR available at [www.sdcountry.ca.gov/dpw](http://www.sdcountry.ca.gov/dpw).**
6. MAJOR PROJECTS AND LAND USE ITEMS:
  - A. **Del Dios Highway sign ordinance violations. POSTONED TO 11-20-08**
  - B. **P 08-003 Krietzler – ATT Mobility Facility** – Major Use Permit - 17505 Camino Brisa Del Mar / Camino Santa Fe – Wireless Facility, with concrete block enclosure, 6 antennas on 10.8 acres Applicant Contact: Kerrigan Diehl 760-587-3003 Planner: Don Willis (858) 481-1924 **POSTPONED TO 11-20-08**
  - C. **TM 5456 Cielo 182 Country Estates**; 24 lot subdivision (19 du proposed) on 88.253 acres, Via Rancho Cielo at Avenida Barranca, Rancho Cielo, APN 265-300-02 & 265-300-03. Owner/Developer: Cielo 182 LLC; Applicant's Representative: Consultants Collaborative, Matthew Simmons, (760) 471-2365; SDPG Planner: Doug Dill, (760) 736-4333. **POSTPONED TO 11-20-08**

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- D. **KIVA 3992 08-037 Bridges at Rancho Santa Fe** – Tennis Court complex at The Bridges. AD 08-022, SPA 08-002, P 08-025, CC 08-0065 **The Bridges Tennis Complex** located on Calle Messina, off Via de Las Flores – plan amendment for tennis facility. 5 courts, pro-shop, food and beverage facility, office, locker rooms spectator viewing, amenities for BBQ, play equipment, parking, lighting and signage, etc, on 5.8 acres with proposed entry gate on Calle Messina - Prior meeting vote to deny. Continued for possible motion on conditions if County approves project. **POSTPONED TO 11-20-08**
- E. **P 07-012 Rancho Osuna Major Use Permit** Via de la Valle at s/e corner of Via de Santa Fe – apn 268-172-05,06,10 – to permit use of facility as commercial horse training facility owned by RSFAssoc. – Applicant Contact James Laret 858-756-9374 Planner: Nancy Reed 760-471-7933 It has been determined by The County that a major use permit is not a requirement for its current operation and it's a legal non-conforming use. The Association has decided to move forward to pursue the major use permit as a "clean-up effort" for future planning purposes. The Chair pointed out that this does not prevent subdivision of the property in the future. Mr. Holler did comment that it would require an "unwinding" of the MUP prior to moving forward with any plans of that nature.
- MOTION** by Nancy Reed to recommend approval of MUP, with the condition that there be a dedicated RSF horse trail be included on the front of the property. Seconded: Epstein  
 Ayes = 9                      nos = 0                      abstain = 1  
    Jones
- G. **Rancho Cielo – Additional Del Dios Hwy. Signage** – @20 feet high, 11 feet wide sign identifying businesses in center - request by developer/owner to add additional signs to identify shopping center. Del Dios Hwy. at Via Ambiente across from former Lemon Twist stand.
- MOTION** by Bruce Liska to recommend that we not re-consider the vote of October 23, 2008.  
 Seconded: Ira Epstein  
 Ayes = 9                      nos = 0                      abstain = 0
- F. **STP 08-007 The Lakes at Crosby, Unit 3 V-Designator Site Plan – Quietwood Lane & Silhouette Road** [x/s Faire Sky Way] Planner: Nicholas Christenfeld 760-741-1953  
**POSTPONED TO 12-4-08**
- H. **"The Belmont"** – to be set when file becomes available – Planner: Bruce Liska **POSTPONED TO 12-4-08**
- I. **ZAP 08-004 "The Kentucky" at 5872 Rancho Diegueno Road, RSF/Fairbanks, overlooking San Dieguito Road** – minor use permit to allow @50 ft. high tower as part of large home with guest house on 12.5 acres. Area of structures approximately 36,000 sq. ft. The proposed project is not a 3 story project, as it appears, because the "3<sup>rd</sup> story" is an open mezzanine. The applicant provided documentation that the project met with the approval of the HOA design review committee. Property is 4.5% coverage of property. The Planning Group has received at least 6-8 letters in opposition of this project. applicant contact: Joseph Orloff 949-640-0606 Planner: Bruce Liska (858) 756-5391. **(SEE ATTACHED)**
- J. MUP 89-027 Modification to MUP – **Delta Farms Improvements – 5616 Via Canada del Osito and via de Santa Fe – Fairbanks Ranch** – modification to permit year round use in all weather conditions, realignment of fencing, structures, remodel of buildings, construction of Grooming Quarters, garage, carport, hay storage building, totaling @33,000 sq. ft. of structures, plus exterior improvements – equestrian areas take access from Via de Santa Fe – apn 269-183-4100 – Applicant Contact: Tim Wilson 858-454-9106 Planner: Bill Schlosser

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(858) 756-4529.

**MOTION** by Bill Schlosser that San Dieguito Planning Group recommends approval of the modification to existing Major Use Permit 89-027 as presented. Seconded: Clotfelter

Ayes = 9

nos = 0

abstain = 0

- K. **AD 99-021 W1 Blake / Via de las Flores/Masterpiece Farms** – apn 264-100-24 – see also AD 08-029 – request to amend 1999 admin. permit to ratify less than 10,000 sq. ft. of over sized accessory structures and barns, over height fences, 3 cargo containers, etc. – original approval @ 6500 sq. ft. of accessory structures – revision to permit to allow modular home – size of house, other structures uncertain – original house under permit never built.  
Applicant: William Clarke 760-634-3454 Planner: Paul Marks 760-489-0900

**MOTION** by Paul Marks that the San Dieguito Planning Group recommends that the County limit the application to the original approval by the San Dieguito Planning Group and that it be conditioned upon the permanent residence must be constructed on the property before the owners be allowed to use the outbuildings and accessory structures. The concern is that with the placement of another mobile home on the property, it indicates that the permanent building is not yet in the horizon. Seconded: Epstein

Ayes = 8

nos = 0

abstain = 1

Clotfelter

- L. **Barrelet Addition, Garage & Remodel – 15823 Via de Santa Fe** - 835 sq. ft. house addition, 1751 sq. ft. new garage, 412 sq. ft. exercise room - Design review waiver – Applicant  
Contact: 619-997-7078 – Paul Marks 760-489-0900 **POSTPONED TO 11-20-08**

7. GENERAL REGULATORY ITEMS: None presently scheduled

8. REPORTS AND GENERAL DISCUSSION:

ELFIN FOREST

DEL DIOS

PARKS / TAC/COUNTY PARKS

GENERAL PLAN 2020 + COMMUNITY PLAN

SAN DIEGUITO RIVER PARK

4S RANCH

RSF ASSOCIATION

ROADS & TRAFFIC / SANDAG

EL CAMINO REAL/VIA DE LA VALLE

DOUG DILL / NANCY REED

NICOLAS CHRISTENFELD

JACK MC GEE

LOIS JONES

NANCY REED

TOM HICKERSON

BILL SCHLOSSER/LOIS JONES

BILL SCHLOSSER

JACK McGEE/DON WILLIS

9. ADMINISTRATIVE MATTERS:

A. Consideration and comments on circulation mail

B. Future agenda items and planning

C. Adding potential projects to Transnet & PLDO Funds Lists for future votes – no action to be taken

D. Expense Reimbursement

E. Possible date changes for December/January

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Donna Jones, 501 W. Broadway, San Diego representing Rancho Valencia Resort

Seeing the project in piecemeal does not allow the project to be understood completely.

The 50 ft. tower does not conform with the Rancho Del Rayo Estates Specific Plan requiring no more than 30 ft. County requirement is 35 ft.

HOA copy of the plans also shows a 6000 sf barn, which has not been submitted to the County

Specific Plan maximum development is 19,000 sf

Specific Plan states that development should make every effort for avoiding blocking of view.

Darryl Allen & Robert Allen, homeowners in Rancho Valencia Resort (lot at top of hill)

The intrusion of the viewshed takes away from their future home and its view of the ocean. The rules matter. This project needs to follow the rules.

Eric Weanas & Karen Weanas, 18143 Rancho Valencia Road

We are very concerned about the height of the tower. Will this set a precedence?

How can these people justify this being only 2 stories? 36,000 sf is almost an acre, and the .04 coverage seems to be incorrect.

John Cox, 1555 Adobe Villa Drive

With a Specific Plan limit of 19,000 sf home, how can they justify 36,000 sf? It is necessary to review and make the findings for the exceptions to develop this property.

Robert Schillman, 6857 Rancho Valencia Road

Owns The Preekness. His property is 17,000 sf but meets all the criteria of the Specific Plan. He expects the other residents to conform to the same rules. The proposed project is twice the size as his home. The height of his home is within the maximum height. This proposed property does not meet the same criteria. The photographs in the presentation misrepresent the proposed vegetation of the property. The required fire screening cannot meet the proposed screening. As a member of the current board of the HOA, the attorneys have reviewed the file and this project is NOT approved. The approval was conditional and has not been approved at this point.

Lewis Woolfsheimer, 6080 Paseo Valencia

He is very experienced with the parameters of a Specific Plan. Minor variances are not appropriate for this project. The applicant should approach their requested variances through the appropriate channels needed for changing the regulations of the Specific Plan.

Peter Checkette & Mrs. Checkette, 6015 Paseo Valencia

The loss of open space – vacationing 3.5 acres – is a tragic to lose this

Richard Fowler, 6952 Rancho Diegueno Road

Served on the HOA at the time this project was reviewed. The Committee spent an enormous amount of time reviewing this project. He is one of the most visually affected by this project and he is in favor of the project.

Roger Norman, 6809 Alador Court

Served on the HOA at the time this project was reviewed. He voted in favor of the project.

Suzanne Woolfsheimer

The plans presented to them showed a lot of trees. It is hard to understand how many trees will be required to mask the building, and those trees planted will require mature trees.

Property Owners of The Kentucky & The Belmont

Addressed the mitigation of the open space. Claims this is not a 50 ft tower. It is a roofline over the maximum allowed height.

Letters received

Harold Brown, 6146 Paseo Valencia, opposed

Burle Early, 6150 Paseo Valencia, opposed

Edward P. Evans, 6002 Paseo Valencia, opposed

Ames Early, 6150 Paseo Valencia, opposed

Richard Kints, 122755 El Camino Real (Saratoga Corte, home address), opposed

Chris Collins, opposed

Robert Schillman, opposed

MOTION by Bruce Liska that the San Dieguito Planning Group recommends denial for the Kentucky estate's 50 ft. tower. The proposed project and tower violates the Specific Plan. The height of the tower violates subsection 8; because the proposed tower rises above a 24,797 sf living space + 10,917 non-habitable developed space it affects the definition of appropriate scale and mass outlined in subsection 5; and because the tower is part of a proposed site plan that requiring an additional driveway through biological open space, it is contrary to the intent as outlined subsection 7 of the Specific Plan. There is nothing within the Specific Plan that allows a variance to the height limitation and the cascading impacts to the Specific Plan utilizing a minor use permit and therefore requires a Specific Plan Amendment. The increased fire protection requirement due to the height of the tower and elevated development has not been submitted to alleviate the concerns of the Planning Group. Seconded: Chaco Clotfelter (accepted the amendments submitted)

Ayes = 9

nos = 0

abstain = 0